

TABLE B  
City Square Neighborhood District  
Dimensional Regulations  
Residential Subdistricts

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>2</sup> Maximum Stories	Feet	Usable Open Space <sup>3</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>4</sup> Minimum Depth (Feet)	Side Yard <sup>5</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Three-Family Residential Subdistrict												
3F-2,000												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	20	20	0.8	3	35	300	5	2-1/2	40	25
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	20	20	0.8	3	35	300	5	2-1/2	30	25

TABLE B - Continued

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	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height <sup>1</sup> Maximum Stories	Feet	Usable Open Space <sup>2</sup> Minimum Sq. Ft. Per Dwelling Unit	Front Yard <sup>3</sup> Minimum Depth (Feet)	Side Yard <sup>4</sup> Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Multifamily Residential												
MFR												
1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.5	3	45 <sup>5</sup>	300	5	2-1/2	30	25
Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.5	3	45 <sup>5</sup>	300	5	2-1/2	30	25
Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.5	3	45 <sup>5</sup>	200	5	5	30	25

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TABLE B - Continued

Footnotes

1. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
2. Applicable only to Residential Uses and Dormitory/Fraternity Uses.
3. See Section 58-19.1 (Conformity with Existing Building Alignment). A bay window may protrude into a Front Yard.
4. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
5. Provided that the maximum Building Height throughout such subdistrict shall be measured from the average grade of Chelsea Street.